

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Certificate of Notice Page 1 of 5

In Re:	Case No.:	23-18894
Anna Manukian Aslanian	Chapter:	13
	Judge:	Sherwood

NOTICE OF PROPOSED PRIVATE SALE

Anna Manukian Aslanian, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 50 Walnut Street
Newark, New Jersey 07102

If an objection is filed, a hearing will be held before the Honorable John K. Sherwood on July 11, 2024 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3D, 50 Walnut Street, Newark, New Jersey 07102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 413 The Fenway, River Edge, New Jersey

Proposed Purchaser: Phillip Michael - NJ North Development, LLC

Sale price: \$612,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Christies International Real Estate Group - Ridgewood

Amount to be paid: \$24,480

Services rendered: Procuring Buyer

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: McNallyLaw, LLC

Address: 93 Main Street, Newton, New Jersey 07860

Telephone No.: (973) 300-4260

In re:
Anna Manukian Aslanian
Debtor

Case No. 23-18894-JKS
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Jun 10, 2024

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 24

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 12, 2024:

Recip ID	Recipient Name and Address
db	+ Anna Manukian Aslanian, 413 The Fenway, River Edge, NJ 07661-1842
520050231	+ Brian C. Nicholas, Esq., KML Law Group, PC, 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
520050232	+ Cohn Lifland Pearlman Herrmann & Knopf, Park 80 West - Plaza One, 250 Pehle Avenue, Suite 401, Saddle Brook, NJ 07663-5832
520050236	Finnerty Canda & Concannon, PC, 17-17 Route 208 North, Fair Lawn, NJ 07410
520050241	+ Rob Saltzman, Esq., 20000 Horizon Way, Suite 900, Mount Laurel, NJ 08054-4318

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jun 11 2024 02:18:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jun 11 2024 02:18:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	Email/Text: ellie.bulin@gregoryfunding.com	Jun 11 2024 02:17:00	Ajax E Master Trust I, a Delaware Trust, Wilmington, c/o Gregory Funding LLC, P.O. Box 230579, Tigard, OR 97281-0579
cr	+ Email/Text: bk@szjlaw.com	Jun 11 2024 02:16:00	Santander Consumer USA Inc., c/o Stewart, Zlmen & Jungers, Ltd., 2860 Patton Rd, Roseville, MN 55113-1100
520118423	^ MEBN	Jun 11 2024 02:10:43	AJAX E MASTER TRUST I, a Delaware Trust,, c/o Gregory Funding LLC, PO Box 742334, Los Angeles, CA 90074-2334
520050233	+ Email/Text: bankruptcy_notifications@ccsusa.com	Jun 11 2024 02:19:00	Credit Coll, Attn: Bankruptcy, 725 Canton Street, Norwood, MA 02062-2679
520050234	Email/Text: BKCourtNotices@yourmortgageonline.com	Jun 11 2024 02:16:00	Discover Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047
520050239	Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 11 2024 02:14:40	Macys/fdsb, Attn: Bankruptcy, 9111 Duke Boulevard, Mason, OH 45040
520050235	+ Email/Text: mrdiscen@discover.com	Jun 11 2024 02:15:00	Discover Financial, Attn: Bankruptcy, Po Box 3025, New Albany, OH 43054-3025
520050237	+ Email/Text: GSBankElectronicBankruptcyNotice@gs.com	Jun 11 2024 02:16:00	Goldman Sachs Bank USA, Attn: Bankruptcy, Po Box 70379, Philadelphia, PA 19176-0379
520050238	+ Email/Text: ellie.bulin@gregoryfunding.com	Jun 11 2024 02:17:00	Gregory Funding, LLC, PO Box 230579, Portland, OR 97281-0579

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520091585	Email/PDF: MerrickBKNotifications@Resurgent.com	Jun 11 2024 02:14:25	MERRICK BANK, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
520050240	+ Email/Text: bnc@nordstrom.com	Jun 11 2024 02:17:00	Nordstrom FSB, Attn: Bankruptcy, Po Box 6555, Englewood, CO 80155-6555
520071577	+ Email/Text: enotifications@santanderconsumerusa.com	Jun 11 2024 02:18:00	SANTANDER CONSUMER USA, P.O. Box 560284, Dallas, TX 75356-0284
520050243	+ Email/Text: enotifications@santanderconsumerusa.com	Jun 11 2024 02:18:00	Santander Consumer USA, Inc., PO Box 961245, Fort Worth, TX 76161-0244
520111569	+ Email/PDF: ebn_ais@aisinfo.com	Jun 11 2024 02:25:18	Synchrony Bank, by AIS InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
520050244	+ Email/PDF: ais.sync.ebn@aisinfo.com	Jun 11 2024 02:24:59	Synchrony/PayPal Credit, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
520050245	Email/Text: vci.bkcy@vwcredit.com	Jun 11 2024 02:18:00	Volkswagon Credit, Inc., PO Box 3, Hillsboro, OR 97123
520117147	+ Email/Text: VWBKNotices@nationalbankruptcy.com	Jun 11 2024 02:16:00	VW Credit Leasing, Ltd, c/o VW Credit, Inc., PO Box 9013, Addison, Texas 75001-9013

TOTAL: 19

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
520118534	*P++	DOVENMUEHLE MORTGAGE, 1 CORPORATE DRIVE SUITE 360, LAKE ZURICH IL 60047-8945, address filed with court:, Discover Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047
520050242	##+	Roger B. Radol, Esq. LLC, 700 E Palisades Avenue, Englewood Cliffs, NJ 07632-3040

TOTAL: 0 Undeliverable, 1 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 12, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 6, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor DISCOVER BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Marie-Ann Greenberg	magecf@magtrustee.com
Robert P. Saltzman	on behalf of Creditor Ajax E Master Trust I a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee dnj@pbslaw.org
Stephen B. McNally	

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on behalf of Debtor Anna Manukian Aslanian steve@mcnallylawllc.com
jennifer@mcnallylawllc.com;lauren@mcnallylawllc.com;b.sr70072@notify.bestcase.com

Stuart H. West

on behalf of Creditor Ajax E Master Trust I a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee
swest@pbslaw.org

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William E. Craig

on behalf of Creditor Santander Consumer USA Inc. wcraig@egalawfirm.com mortoncraigecf@gmail.com

TOTAL: 7